



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-94-17

Property Address: 6101 Glenwood Avenue

Property Owner: TIE TWO, LLC

Project Contact: Matthew Konar

Nature of Case: A request for 4' setback variance pursuant to Section 6.7.2.B. of the Unified Development Ordinance which requires all accessory structures to be at least 10' from any other building or structure on the same lot which if approved would result in only a 6' separation between structures on a .99 acre parcel zoned Commercial Mixed-Use-3- Parking Limited and located at 6101 Glenwood Avenue.

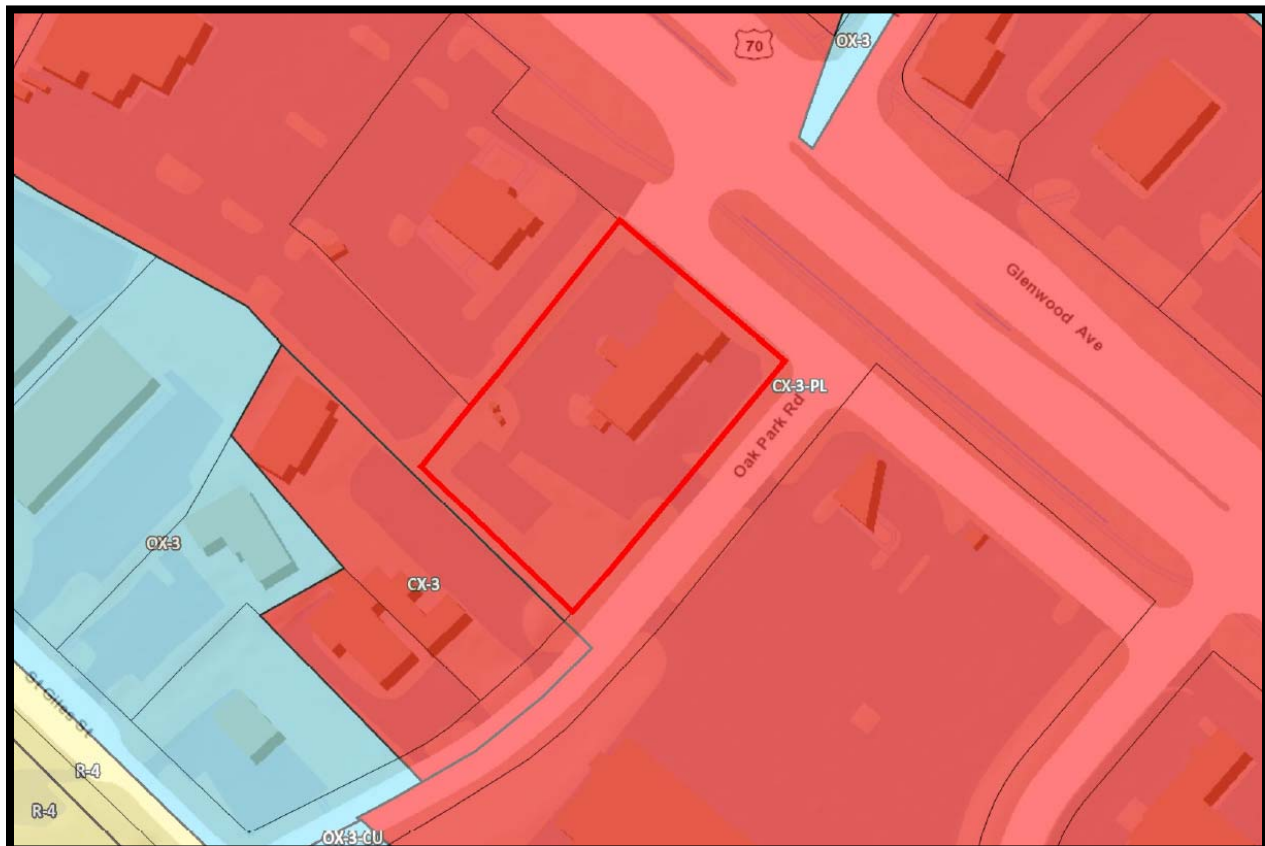


6101 Glenwood Avenue – Location Map

To BOA: 8-14-17

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Commercial Mixed-Use-3 Parking Limited



6101 Glenwood Avenue – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Commercial Mixed Use-3 Parking Limited

Accessory Structure Setbacks

Primary Street	50'
Side Street	20'
Side	5'
Rear	5'

Section 6.7.2. Accessory Structures

A. Setback and height requirements for all accessory structures are established for each building type and are set forth in the district chapter.

B. No accessory structure may be located closer than 10 feet to any other building or structure on the same lot.

Application for Variance



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST		OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet):</p> <p>Variance requested to allow accessory building to exceed 150 sq ft and to be closer than 10 ft to primary structure. PENDING SITE AND BLDG APPROVAL</p> <p>REQUESTING A VARIANCE OF 5'0" TO THE 10'0" SETBACK REQUIREMENT IN UDO SECTION 6.7.2.B. FUELAGE TO BE ASSEMBLY (A-2) USE (JEFFINE)</p>		<p>Transaction Number</p> <p>A-94-17</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p> <p>PREVIOUS VARIANCE PRE-APPLICATION CONFERENCE FORM ATTACHED.</p>		

GENERAL INFORMATION		
Property Address 6101 Glenwood Ave		Date 6/21/17
Property PIN 0786862179	Current Zoning CX-3-PL	
Nearest Intersection Glenwood Ave and Oak Park Rd		Property size (in acres) 0.99 acres
Property Owner TIE TWO LLC	Phone	Fax
Owner's Mailing Address 4705 Turnstone Dr. Raleigh, NC 27612		Email
Project Contact Person Matthew Konar	Phone 919-801-9736	Fax
Contact Person's Mailing Address 611 W Club Blvd. Durham, NC 27701	Email matthewk@matthewkonar.com	
Property Owner Signature	Email	
<p>Notary</p> <p>Sworn and subscribed before me this <u>22nd</u> day of <u>June</u>, 20<u>17</u></p>	<p>Notary Signature and Seal</p> <p></p> <p>HOLLIS A. KOHL Notary Public Durham County, NC</p>	

PLOT PLAN

Dos Taquitos
6101 Glenwood Ave
Raleigh, North Carolina 27612



Matthew Konar Architect
at The Farmhouse
611 W Club Boulevard
Durham, North Carolina 27701
matthewk@matthewkonar.com

Restaurant Building
Approved

Side Awning over Walkway
Approved

Covered Outdoor Seating
Approved

Side Awning over Walkway
Approved

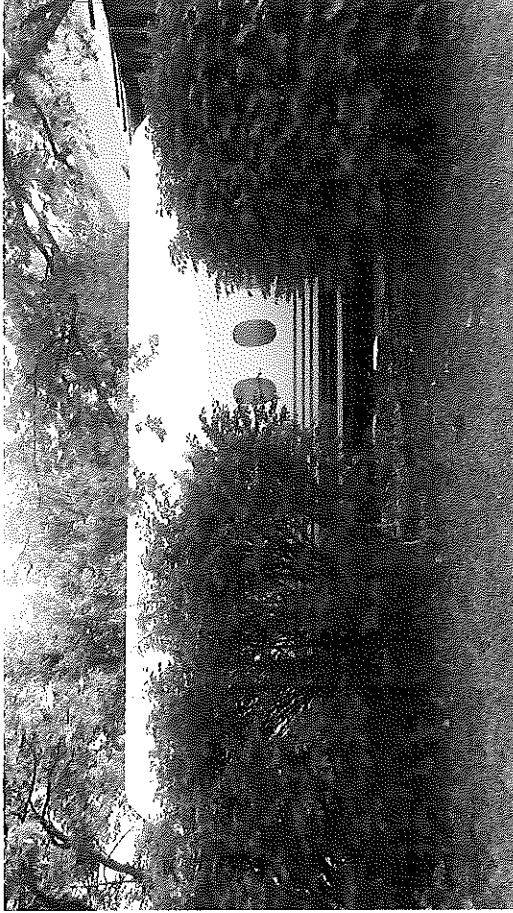
Airplane Fuselage
22'-0"L x 12'-6"W x 8'-0"H
to be Submitted
to City of Raleigh for Approval
proposed use to be
seating and/or storage

Dumpster Enclosure

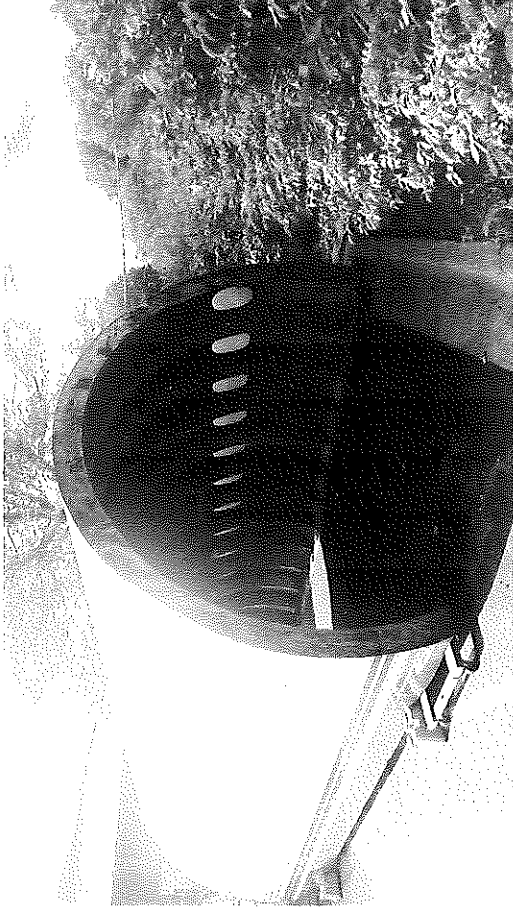
Prefab Sheds
No Issues

KEY: Approved / No Issues
 to be Submitted to City of Raleigh
for Consideration for Variance

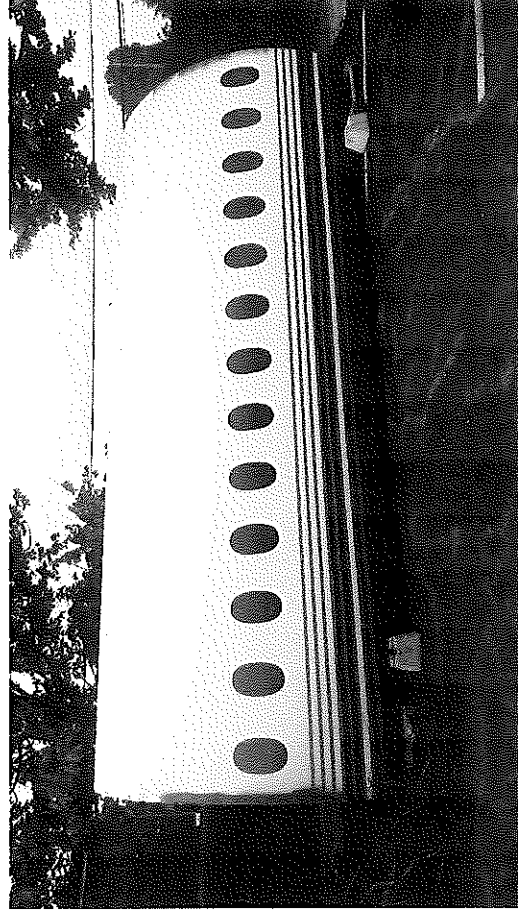
ELEVATIONS
Dos Taquitos
6101 Glenwood Ave
Raleigh, North Carolina 27612



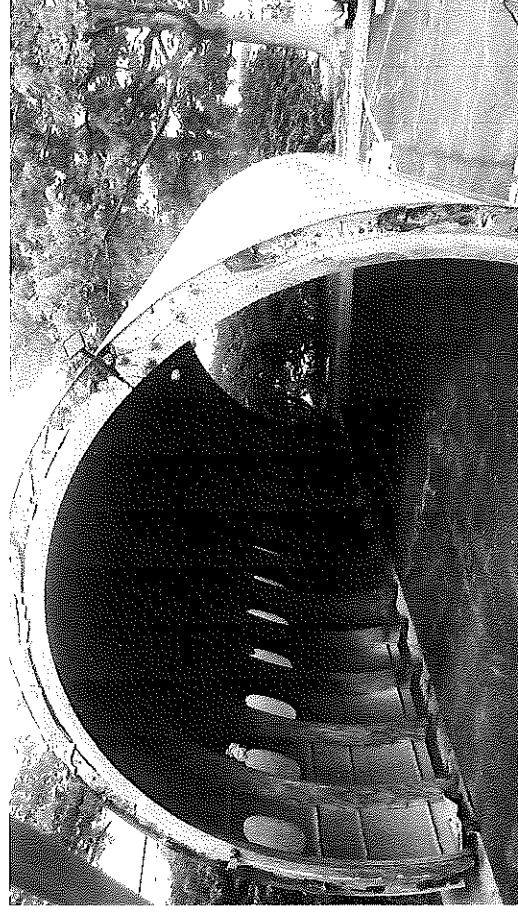
North Elevation Photo



East Elevation Photo



South Elevation Photo



West Elevation Photo

Matthew Konar Architect
at The Farmhouse
611 W Club Boulevard
Durham, North Carolina 27701
matthewk@matthewkonar.com

6101 Glenwood Ave . List of Properties within 100 ft

0786854932

6005 Glenwood Ave

OAK PARK INC

6001 GLENWOOD AVE

RALEIGH NC 27612-2601

0786861362

6109 Glenwood Ave

CARLTON INVESTMENT CORP

VIM HOLDING

7312 INCLINE DR

WAKE FOREST NC 27587-8313

0786769542

6129 Glenwood Ave

TRIPLE J LLC

320 S JEFFERSON ST

ROANOKE VA 24011-2004

0786861101

5205 Oak Park Rd

GLADBERN MILLRUN RENTALS LLC

7424 CHAPEL HILL RD

RALEIGH NC 27607-5079

0786769067

6112 St Giles St

RIGSBY HOLDINGS, LLC

1702 KILARNEY DR

CARY NC 27511-5546